

FIRST EXTRAORDINARY SESSION OF THE

FIRST REGULAR SESSION

# SENATE BILL NO. 6

103RD GENERAL ASSEMBLY

INTRODUCED BY SENATOR SCHROER.

3304S.011

KRISTINA MARTIN, Secretary

## AN ACT

To repeal section 137.115, RSMo, section 137.115 as enacted by senate substitute no. 2 for senate bill no. 4, one hundred third general assembly, first regular session, and section 137.115 as truly agreed to and finally passed by the first regular session of the one hundred third general assembly in senate substitute no. 2 for senate committee substitute for house bill no. 199, and to enact in lieu thereof one new section relating to property taxes.

*Be it enacted by the General Assembly of the State of Missouri, as follows:*

Section A. Section 137.115, RSMo, section 137.115 as  
2 enacted by senate substitute no. 2 for senate bill no. 4, one  
3 hundred third general assembly, first regular session, and  
4 section 137.115 as truly agreed to and finally passed by the  
5 first regular session of the one hundred third general assembly  
6 in senate substitute no. 2 for senate committee substitute for  
7 house bill no. 199, are repealed and two new sections enacted  
8 in lieu thereof, to be known as section 137.115, to read as  
9 follows:

2 [137.115. 1. All other laws to the  
3 contrary notwithstanding, the assessor or the  
4 assessor's deputies in all counties of this  
5 state including the City of St. Louis shall  
6 annually make a list of all real and tangible  
7 personal property taxable in the assessor's  
8 city, county, town or district. Except as  
9 otherwise provided in subsection 3 of this  
10 section and section 137.078, the assessor shall  
annually assess all personal property at thirty-

**EXPLANATION-Matter enclosed in bold-faced brackets [thus] in this bill is not enacted and is intended to be omitted in the law.**

11 three and one-third percent of its true value in  
12 money as of January first of each calendar  
13 year. The assessor shall annually assess all  
14 real property, including any new construction  
15 and improvements to real property, and  
16 possessory interests in real property at the  
17 percent of its true value in money set in  
18 subsection 5 of this section. The true value in  
19 money of any possessory interest in real  
20 property in subclass (3), where such real  
21 property is on or lies within the ultimate  
22 airport boundary as shown by a federal airport  
23 layout plan, as defined by 14 CFR 151.5, of a  
24 commercial airport having a FAR Part 139  
25 certification and owned by a political  
26 subdivision, shall be the otherwise applicable  
27 true value in money of any such possessory  
28 interest in real property, less the total dollar  
29 amount of costs paid by a party, other than the  
30 political subdivision, towards any new  
31 construction or improvements on such real  
32 property completed after January 1, 2008, and  
33 which are included in the above-mentioned  
34 possessory interest, regardless of the year in  
35 which such costs were incurred or whether such  
36 costs were considered in any prior year. The  
37 assessor shall annually assess all real property  
38 in the following manner: new assessed values  
39 shall be determined as of January first of each  
40 odd-numbered year and shall be entered in the  
41 assessor's books; those same assessed values  
42 shall apply in the following even-numbered year,  
43 except for new construction and property  
44 improvements which shall be valued as though  
45 they had been completed as of January first of  
46 the preceding odd-numbered year. The assessor  
47 may call at the office, place of doing business,  
48 or residence of each person required by this  
49 chapter to list property, and require the person  
50 to make a correct statement of all taxable  
51 tangible personal property owned by the person  
52 or under his or her care, charge or management,  
53 taxable in the county. On or before January  
54 first of each even-numbered year, the assessor

shall prepare and submit a two-year assessment maintenance plan to the county governing body and the state tax commission for their respective approval or modification. The county governing body shall approve and forward such plan or its alternative to the plan to the state tax commission by February first. If the county governing body fails to forward the plan or its alternative to the plan to the state tax commission by February first, the assessor's plan shall be considered approved by the county governing body. If the state tax commission fails to approve a plan and if the state tax commission and the assessor and the governing body of the county involved are unable to resolve the differences, in order to receive state cost-share funds outlined in section 137.750, the county or the assessor shall petition the administrative hearing commission, by May first, to decide all matters in dispute regarding the assessment maintenance plan. Upon agreement of the parties, the matter may be stayed while the parties proceed with mediation or arbitration upon terms agreed to by the parties. The final decision of the administrative hearing commission shall be subject to judicial review in the circuit court of the county involved. In the event a valuation of subclass (1) real property within any county with a charter form of government, or within a city not within a county, is made by a computer, computer-assisted method or a computer program, the burden of proof, supported by clear, convincing and cogent evidence to sustain such valuation, shall be on the assessor at any hearing or appeal. In any such county, unless the assessor proves otherwise, there shall be a presumption that the assessment was made by a computer, computer-assisted method or a computer program. Such evidence shall include, but shall not be limited to, the following:

(1) The findings of the assessor based on an appraisal of the property by generally accepted appraisal techniques; and

99           (2) The purchase prices from sales of at  
100 least three comparable properties and the  
101 address or location thereof. As used in this  
102 subdivision, the word "comparable" means that:

103           (a) Such sale was closed at a date  
104 relevant to the property valuation; and

105           (b) Such properties are not more than one  
106 mile from the site of the disputed property,  
107 except where no similar properties exist within  
108 one mile of the disputed property, the nearest  
109 comparable property shall be used. Such  
110 property shall be within five hundred square  
111 feet in size of the disputed property, and  
112 resemble the disputed property in age, floor  
113 plan, number of rooms, and other relevant  
114 characteristics.

115           2. Assessors in each county of this state  
116 and the City of St. Louis may send personal  
117 property assessment forms through the mail.

118           3. The following items of personal  
119 property shall each constitute separate  
120 subclasses of tangible personal property and  
121 shall be assessed and valued for the purposes of  
122 taxation at the following percentages of their  
123 true value in money:

124           (1) Grain and other agricultural crops in  
125 an unmanufactured condition, one-half of one  
126 percent;

127           (2) Livestock, twelve percent;

128           (3) Farm machinery, twelve percent;

129           (4) Motor vehicles which are eligible for  
130 registration as and are registered as historic  
131 motor vehicles pursuant to section 301.131 and  
132 aircraft which are at least twenty-five years  
133 old and which are used solely for noncommercial  
134 purposes and are operated less than two hundred  
135 hours per year or aircraft that are home built  
136 from a kit, five percent;

137           (5) Poultry, twelve percent; [and]

138           (6) Tools and equipment used for pollution  
139 control and tools and equipment used in  
140 retooling for the purpose of introducing new  
141 product lines or used for making improvements to  
142 existing products by any company which is

located in a state enterprise zone and which is identified by any standard industrial classification number cited in subdivision (7) of section 135.200, twenty-five percent; and

**(7) Solar panels, racking systems, inverters, and related solar equipment, components, materials, and supplies installed in connection with solar photovoltaic energy systems, as described in subdivision (46) of subsection 2 of section 144.030, that were constructed and producing solar energy prior to August 9, 2022, five percent.**

4. The person listing the property shall enter a true and correct statement of the property, in a printed blank prepared for that purpose. The statement, after being filled out, shall be signed and either affirmed or sworn to as provided in section 137.155. The list shall then be delivered to the assessor.

5. (1) All subclasses of real property, as such subclasses are established in Section 4(b) of Article X of the Missouri Constitution and defined in section 137.016, shall be assessed at the following percentages of true value:

(a) For real property in subclass (1), nineteen percent;

(b) For real property in subclass (2), twelve percent; and

(c) For real property in subclass (3), thirty-two percent.

(2) A taxpayer may apply to the county assessor, or, if not located within a county, then the assessor of such city, for the reclassification of such taxpayer's real property if the use or purpose of such real property is changed after such property is assessed under the provisions of this chapter. If the assessor determines that such property shall be reclassified, he or she shall determine the assessment under this subsection based on the percentage of the tax year that such property was classified in each subclassification.

187           6. Manufactured homes, as defined in  
188 section 700.010, which are actually used as  
189 dwelling units shall be assessed at the same  
190 percentage of true value as residential real  
191 property for the purpose of taxation. The  
192 percentage of assessment of true value for such  
193 manufactured homes shall be the same as for  
194 residential real property. If the county  
195 collector cannot identify or find the  
196 manufactured home when attempting to attach the  
197 manufactured home for payment of taxes owed by  
198 the manufactured home owner, the county  
199 collector may request the county commission to  
200 have the manufactured home removed from the tax  
201 books, and such request shall be granted within  
202 thirty days after the request is made; however,  
203 the removal from the tax books does not remove  
204 the tax lien on the manufactured home if it is  
205 later identified or found. For purposes of this  
206 section, a manufactured home located in a  
207 manufactured home rental park, rental community  
208 or on real estate not owned by the manufactured  
209 home owner shall be considered personal  
210 property. For purposes of this section, a  
211 manufactured home located on real estate owned  
212 by the manufactured home owner may be considered  
213 real property.

214           7. Each manufactured home assessed shall  
215 be considered a parcel for the purpose of  
216 reimbursement pursuant to section 137.750,  
217 unless the manufactured home is deemed to be  
218 real estate as defined in subsection 7 of  
219 section 442.015 and assessed as a realty  
220 improvement to the existing real estate parcel.

221           8. Any amount of tax due and owing based  
222 on the assessment of a manufactured home shall  
223 be included on the personal property tax  
224 statement of the manufactured home owner unless  
225 the manufactured home is deemed to be real  
226 estate as defined in subsection 7 of section  
227 442.015, in which case the amount of tax due and  
228 owing on the assessment of the manufactured home  
229 as a realty improvement to the existing real

estate parcel shall be included on the real property tax statement of the real estate owner.

9. The assessor of each county and each city not within a county shall use the trade-in value published in the October issue of the National Automobile Dealers' Association Official Used Car Guide, or its successor publication, as the recommended guide of information for determining the true value of motor vehicles described in such publication. The assessor shall not use a value that is greater than the average trade-in value in determining the true value of the motor vehicle without performing a physical inspection of the motor vehicle. For vehicles two years old or newer from a vehicle's model year, the assessor may use a value other than average without performing a physical inspection of the motor vehicle. In the absence of a listing for a particular motor vehicle in such publication, the assessor shall use such information or publications which in the assessor's judgment will fairly estimate the true value in money of the motor vehicle.

10. Before the assessor may increase the assessed valuation of any parcel of subclass (1) real property by more than fifteen percent since the last assessment, excluding increases due to new construction or improvements, the assessor shall conduct a physical inspection of such property.

11. If a physical inspection is required, pursuant to subsection 10 of this section, the assessor shall notify the property owner of that fact in writing and shall provide the owner clear written notice of the owner's rights relating to the physical inspection. If a physical inspection is required, the property owner may request that an interior inspection be performed during the physical inspection. The owner shall have no less than thirty days to notify the assessor of a request for an interior physical inspection.

273           12. A physical inspection, as required by  
274 subsection 10 of this section, shall include,  
275 but not be limited to, an on-site personal  
276 observation and review of all exterior portions  
277 of the land and any buildings and improvements  
278 to which the inspector has or may reasonably and  
279 lawfully gain external access, and shall include  
280 an observation and review of the interior of any  
281 buildings or improvements on the property upon  
282 the timely request of the owner pursuant to  
283 subsection 11 of this section. Mere observation  
284 of the property via a drive-by inspection or the  
285 like shall not be considered sufficient to  
286 constitute a physical inspection as required by  
287 this section.

288           13. A county or city collector may accept  
289 credit cards as proper form of payment of  
290 outstanding property tax or license due. No  
291 county or city collector may charge surcharge  
292 for payment by credit card which exceeds the fee  
293 or surcharge charged by the credit card bank,  
294 processor, or issuer for its service. A county  
295 or city collector may accept payment by  
296 electronic transfers of funds in payment of any  
297 tax or license and charge the person making such  
298 payment a fee equal to the fee charged the  
299 county by the bank, processor, or issuer of such  
300 electronic payment.

301           14. Any county or city not within a county  
302 in this state may, by an affirmative vote of the  
303 governing body of such county, opt out of the  
304 provisions of this section and sections 137.073,  
305 138.060, and 138.100 as enacted by house bill  
306 no. 1150 of the ninety-first general assembly,  
307 second regular session and section 137.073 as  
308 modified by house committee substitute for  
309 senate substitute for senate committee  
310 substitute for senate bill no. 960, ninety-  
311 second general assembly, second regular session,  
312 for the next year of the general reassessment,  
313 prior to January first of any year. No county  
314 or city not within a county shall exercise this  
315 opt-out provision after implementing the  
316 provisions of this section and sections 137.073,



138.060, and 138.100 as enacted by house bill no. 1150 of the ninety-first general assembly, second regular session and section 137.073 as modified by house committee substitute for senate substitute for senate committee substitute for senate bill no. 960, ninety-second general assembly, second regular session, in a year of general reassessment. For the purposes of applying the provisions of this subsection, a political subdivision contained within two or more counties where at least one of such counties has opted out and at least one of such counties has not opted out shall calculate a single tax rate as in effect prior to the enactment of house bill no. 1150 of the ninety-first general assembly, second regular session. A governing body of a city not within a county or a county that has opted out under the provisions of this subsection may choose to implement the provisions of this section and sections 137.073, 138.060, and 138.100 as enacted by house bill no. 1150 of the ninety-first general assembly, second regular session, and section 137.073 as modified by house committee substitute for senate substitute for senate committee substitute for senate bill no. 960, ninety-second general assembly, second regular session, for the next year of general reassessment, by an affirmative vote of the governing body prior to December thirty-first of any year.

15. The governing body of any city of the third classification with more than twenty-six thousand three hundred but fewer than twenty-six thousand seven hundred inhabitants located in any county that has exercised its authority to opt out under subsection 14 of this section may levy separate and differing tax rates for real and personal property only if such city bills and collects its own property taxes or satisfies the entire cost of the billing and collection of such separate and differing tax rates. Such separate and differing rates shall not exceed such city's tax rate ceiling.

361           16. Any portion of real property that is  
362 available as reserve for strip, surface, or coal  
363 mining for minerals for purposes of excavation  
364 for future use or sale to others that has not  
365 been bonded and permitted under chapter 444  
366 shall be assessed based upon how the real  
367 property is currently being used. Any  
368 information provided to a county assessor, state  
369 tax commission, state agency, or political  
370 subdivision responsible for the administration  
371 of tax policies shall, in the performance of its  
372 duties, make available all books, records, and  
373 information requested, except such books,  
374 records, and information as are by law declared  
375 confidential in nature, including individually  
376 identifiable information regarding a specific  
377 taxpayer or taxpayer's mine property. For  
378 purposes of this subsection, "mine property"  
379 shall mean all real property that is in use or  
380 readily available as a reserve for strip,  
381 surface, or coal mining for minerals for  
382 purposes of excavation for current or future use  
383 or sale to others that has been bonded and  
384 permitted under chapter 444.]

          [137.115. 1. All other laws to the  
2 contrary notwithstanding, the assessor or the  
3 assessor's deputies in all counties of this  
4 state including the City of St. Louis shall  
5 annually make a list of all real and tangible  
6 personal property taxable in the assessor's  
7 city, county, town or district. Except as  
8 otherwise provided in subsection 3 of this  
9 section and section 137.078, the assessor shall  
10 annually assess all personal property at thirty-  
11 three and one-third percent of its true value in  
12 money as of January first of each calendar  
13 year. The assessor shall annually assess all  
14 real property, including any new construction  
15 and improvements to real property, and  
16 possessory interests in real property at the  
17 percent of its true value in money set in  
18 subsection 5 of this section. The true value in  
19 money of any possessory interest in real

property in subclass (3), where such real property is on or lies within the ultimate airport boundary as shown by a federal airport layout plan, as defined by 14 CFR 151.5, of a commercial airport having a FAR Part 139 certification and owned by a political subdivision, shall be the otherwise applicable true value in money of any such possessory interest in real property, less the total dollar amount of costs paid by a party, other than the political subdivision, towards any new construction or improvements on such real property completed after January 1, 2008, and which are included in the above-mentioned possessory interest, regardless of the year in which such costs were incurred or whether such costs were considered in any prior year. The assessor shall annually assess all real property in the following manner: new assessed values shall be determined as of January first of each odd-numbered year and shall be entered in the assessor's books; those same assessed values shall apply in the following even-numbered year, except for new construction and property improvements which shall be valued as though they had been completed as of January first of the preceding odd-numbered year. The assessor may call at the office, place of doing business, or residence of each person required by this chapter to list property, and require the person to make a correct statement of all taxable tangible personal property owned by the person or under his or her care, charge or management, taxable in the county. On or before January first of each even-numbered year, the assessor shall prepare and submit a two-year assessment maintenance plan to the county governing body and the state tax commission for their respective approval or modification. The county governing body shall approve and forward such plan or its alternative to the plan to the state tax commission by February first. If the county governing body fails to forward the plan or its alternative to the plan to the state tax

64 commission by February first, the assessor's  
65 plan shall be considered approved by the county  
66 governing body. If the state tax commission  
67 fails to approve a plan and if the state tax  
68 commission and the assessor and the governing  
69 body of the county involved are unable to  
70 resolve the differences, in order to receive  
71 state cost-share funds outlined in section  
72 137.750, the county or the assessor shall  
73 petition the administrative hearing commission,  
74 by May first, to decide all matters in dispute  
75 regarding the assessment maintenance plan. Upon  
76 agreement of the parties, the matter may be  
77 stayed while the parties proceed with mediation  
78 or arbitration upon terms agreed to by the  
79 parties. The final decision of the  
80 administrative hearing commission shall be  
81 subject to judicial review in the circuit court  
82 of the county involved. In the event a  
83 valuation of subclass (1) real property within  
84 any county with a charter form of government, or  
85 within a city not within a county, is made by a  
86 computer, computer-assisted method or a computer  
87 program, the burden of proof, supported by  
88 clear, convincing and cogent evidence to sustain  
89 such valuation, shall be on the assessor at any  
90 hearing or appeal. In any such county, unless  
91 the assessor proves otherwise, there shall be a  
92 presumption that the assessment was made by a  
93 computer, computer-assisted method or a computer  
94 program. Such evidence shall include, but shall  
95 not be limited to, the following:

96 (1) The findings of the assessor based on  
97 an appraisal of the property by generally  
98 accepted appraisal techniques; and

99 (2) The purchase prices from sales of at  
100 least three comparable properties and the  
101 address or location thereof. As used in this  
102 subdivision, the word "comparable" means that:

103 (a) Such sale was closed at a date  
104 relevant to the property valuation; and

105 (b) Such properties are not more than one  
106 mile from the site of the disputed property,  
107 except where no similar properties exist within

one mile of the disputed property, the nearest comparable property shall be used. Such property shall be within five hundred square feet in size of the disputed property, and resemble the disputed property in age, floor plan, number of rooms, and other relevant characteristics.

2. Assessors in each county of this state and the City of St. Louis may send personal property assessment forms through the mail.

3. The following items of personal property shall each constitute separate subclasses of tangible personal property and shall be assessed and valued for the purposes of taxation at the following percentages of their true value in money:

(1) Grain and other agricultural crops in an unmanufactured condition, one-half of one percent;

(2) Livestock, twelve percent;

(3) Farm machinery, twelve percent;

(4) Motor vehicles which are eligible for registration as and are registered as historic motor vehicles pursuant to section 301.131 and aircraft which are at least twenty-five years old and which are used solely for noncommercial purposes and are operated less than two hundred hours per year or aircraft that are home built from a kit, five percent;

(5) Poultry, twelve percent; and

(6) Tools and equipment used for pollution control and tools and equipment used in retooling for the purpose of introducing new product lines or used for making improvements to existing products by any company which is located in a state enterprise zone and which is identified by any standard industrial classification number cited in subdivision (7) of section 135.200, twenty-five percent.

4. The person listing the property shall enter a true and correct statement of the property, in a printed blank prepared for that purpose. The statement, after being filled out, shall be signed and either affirmed or sworn to

as provided in section 137.155. The list shall then be delivered to the assessor.

5. (1) All subclasses of real property, as such subclasses are established in Section 4(b) of Article X of the Missouri Constitution and defined in section 137.016, shall be assessed at the following percentages of true value:

(a) For real property in subclass (1), nineteen percent;

(b) For real property in subclass (2), twelve percent; and

(c) For real property in subclass (3), thirty-two percent.

(2) A taxpayer may apply to the county assessor, or, if not located within a county, then the assessor of such city, for the reclassification of such taxpayer's real property if the use or purpose of such real property is changed after such property is assessed under the provisions of this chapter. If the assessor determines that such property shall be reclassified, he or she shall determine the assessment under this subsection based on the percentage of the tax year that such property was classified in each subclassification.

6. Manufactured homes, as defined in section 700.010, which are actually used as dwelling units shall be assessed at the same percentage of true value as residential real property for the purpose of taxation. The percentage of assessment of true value for such manufactured homes shall be the same as for residential real property. If the county collector cannot identify or find the manufactured home when attempting to attach the manufactured home for payment of taxes owed by the manufactured home owner, the county collector may request the county commission to have the manufactured home removed from the tax books, and such request shall be granted within thirty days after the request is made; however, the removal from the tax books does not remove

the tax lien on the manufactured home if it is later identified or found. For purposes of this section, a manufactured home located in a manufactured home rental park, rental community or on real estate not owned by the manufactured home owner shall be considered personal property. For purposes of this section, a manufactured home located on real estate owned by the manufactured home owner may be considered real property.

7. Each manufactured home assessed shall be considered a parcel for the purpose of reimbursement pursuant to section 137.750, unless the manufactured home is deemed to be real estate as defined in subsection 7 of section 442.015 and assessed as a realty improvement to the existing real estate parcel.

8. Any amount of tax due and owing based on the assessment of a manufactured home shall be included on the personal property tax statement of the manufactured home owner unless the manufactured home is deemed to be real estate as defined in subsection 7 of section 442.015, in which case the amount of tax due and owing on the assessment of the manufactured home as a realty improvement to the existing real estate parcel shall be included on the real property tax statement of the real estate owner.

9. The assessor of each county and each city not within a county shall use [the trade-in value published in the October issue of] a **nationally recognized automotive trade publication such as** the National Automobile Dealers' Association Official Used Car Guide, [or its successor publication,] **Kelley Blue Book, Edmunds, or other similar publication** as the recommended guide of information for determining the true value of motor vehicles described in such publication. **The state tax commission shall select and make available to all assessors which publication shall be used. The assessor of each county and each city not within a county shall use the trade-in value published in the current October issue of the**

publication selected by the state tax  
commission. The assessor shall not use a value  
that is greater than the average trade-in value  
in determining the true value of the motor  
vehicle without performing a physical inspection  
of the motor vehicle. For vehicles two years  
old or newer from a vehicle's model year, the  
assessor may use a value other than average  
without performing a physical inspection of the  
motor vehicle. In the absence of a listing for  
a particular motor vehicle in such publication,  
the assessor shall use such information or  
publications [which] that, in the assessor's  
judgment will fairly estimate the true value in  
money of the motor vehicle. **For motor vehicles  
with a true value of less than fifty thousand  
dollars as of January 1, 2025, the assessor  
shall not assess such motor vehicle for an  
amount greater than such motor vehicle was  
assessed in the previous year, provided that  
such motor vehicle was properly assessed in the  
previous year.**

10. Before the assessor may increase the  
assessed valuation of any parcel of subclass (1)  
real property by more than fifteen percent since  
the last assessment, excluding increases due to  
new construction or improvements, the assessor  
shall conduct a physical inspection of such  
property.

11. If a physical inspection is required,  
pursuant to subsection 10 of this section, the  
assessor shall notify the property owner of that  
fact in writing and shall provide the owner  
clear written notice of the owner's rights  
relating to the physical inspection. If a  
physical inspection is required, the property  
owner may request that an interior inspection be  
performed during the physical inspection. The  
owner shall have no less than thirty days to  
notify the assessor of a request for an interior  
physical inspection.

12. A physical inspection, as required by  
subsection 10 of this section, shall include,  
but not be limited to, an on-site personal



284 observation and review of all exterior portions  
285 of the land and any buildings and improvements  
286 to which the inspector has or may reasonably and  
287 lawfully gain external access, and shall include  
288 an observation and review of the interior of any  
289 buildings or improvements on the property upon  
290 the timely request of the owner pursuant to  
291 subsection 11 of this section. Mere observation  
292 of the property via a drive-by inspection or the  
293 like shall not be considered sufficient to  
294 constitute a physical inspection as required by  
295 this section.

296 13. A county or city collector may accept  
297 credit cards as proper form of payment of  
298 outstanding property tax or license due. No  
299 county or city collector may charge surcharge  
300 for payment by credit card which exceeds the fee  
301 or surcharge charged by the credit card bank,  
302 processor, or issuer for its service. A county  
303 or city collector may accept payment by  
304 electronic transfers of funds in payment of any  
305 tax or license and charge the person making such  
306 payment a fee equal to the fee charged the  
307 county by the bank, processor, or issuer of such  
308 electronic payment.

309 14. Any county or city not within a county  
310 in this state may, by an affirmative vote of the  
311 governing body of such county, opt out of the  
312 provisions of this section and sections 137.073,  
313 138.060, and 138.100 as enacted by house bill  
314 no. 1150 of the ninety-first general assembly,  
315 second regular session and section 137.073 as  
316 modified by house committee substitute for  
317 senate substitute for senate committee  
318 substitute for senate bill no. 960, ninety-  
319 second general assembly, second regular session,  
320 for the next year of the general reassessment,  
321 prior to January first of any year. No county  
322 or city not within a county shall exercise this  
323 opt-out provision after implementing the  
324 provisions of this section and sections 137.073,  
325 138.060, and 138.100 as enacted by house bill  
326 no. 1150 of the ninety-first general assembly,  
327 second regular session and section 137.073 as

modified by house committee substitute for  
senate substitute for senate committee  
substitute for senate bill no. 960, ninety-  
second general assembly, second regular session,  
in a year of general reassessment. For the  
purposes of applying the provisions of this  
subsection, a political subdivision contained  
within two or more counties where at least one  
of such counties has opted out and at least one  
of such counties has not opted out shall  
calculate a single tax rate as in effect prior  
to the enactment of house bill no. 1150 of the  
ninety-first general assembly, second regular  
session. A governing body of a city not within  
a county or a county that has opted out under  
the provisions of this subsection may choose to  
implement the provisions of this section and  
sections 137.073, 138.060, and 138.100 as  
enacted by house bill no. 1150 of the ninety-  
first general assembly, second regular session,  
and section 137.073 as modified by house  
committee substitute for senate substitute for  
senate committee substitute for senate bill no.  
960, ninety-second general assembly, second  
regular session, for the next year of general  
reassessment, by an affirmative vote of the  
governing body prior to December thirty-first of  
any year.

15. The governing body of any city of the  
third classification with more than twenty-six  
thousand three hundred but fewer than twenty-six  
thousand seven hundred inhabitants located in  
any county that has exercised its authority to  
opt out under subsection 14 of this section may  
levy separate and differing tax rates for real  
and personal property only if such city bills  
and collects its own property taxes or satisfies  
the entire cost of the billing and collection of  
such separate and differing tax rates. Such  
separate and differing rates shall not exceed  
such city's tax rate ceiling.

16. Any portion of real property that is  
available as reserve for strip, surface, or coal  
mining for minerals for purposes of excavation

372 for future use or sale to others that has not  
373 been bonded and permitted under chapter 444  
374 shall be assessed based upon how the real  
375 property is currently being used. Any  
376 information provided to a county assessor, state  
377 tax commission, state agency, or political  
378 subdivision responsible for the administration  
379 of tax policies shall, in the performance of its  
380 duties, make available all books, records, and  
381 information requested, except such books,  
382 records, and information as are by law declared  
383 confidential in nature, including individually  
384 identifiable information regarding a specific  
385 taxpayer or taxpayer's mine property. For  
386 purposes of this subsection, "mine property"  
387 shall mean all real property that is in use or  
388 readily available as a reserve for strip,  
389 surface, or coal mining for minerals for  
390 purposes of excavation for current or future use  
391 or sale to others that has been bonded and  
392 permitted under chapter 444.]

137.115. 1. All other laws to the contrary  
2 notwithstanding, the assessor or the assessor's deputies in  
3 all counties of this state including the City of St. Louis  
4 shall annually make a list of all real and tangible personal  
5 property taxable in the assessor's city, county, town or  
6 district. Except as otherwise provided in subsection 3 of  
7 this section and section 137.078, the assessor shall  
8 annually assess all personal property at thirty-three and  
9 one-third percent of its true value in money as of January  
10 first of each calendar year. **Beginning January 1, 2026, all**  
11 **personal property shall be annually assessed at a percent of**  
12 **its true value in money as of January first of each calendar**  
13 **year as follows:**

14 (1) A political subdivision shall annually reduce the  
15 percentage of true value in money at which personal property  
16 is assessed pursuant to this subsection such that the amount

17 by which the revenue generated by taxes levied on such  
18 personal property is substantially equal to one hundred  
19 percent of the growth in revenue generated by real property  
20 assessment growth. Annual reductions shall be made pursuant  
21 to this subdivision until December 31, 2074. Thereafter,  
22 the percentage of true value in money at which personal  
23 property is assessed shall be equal to the percentage in  
24 effect on December 31, 2074;

25 (2) The provisions of subdivision (1) of this  
26 subsection shall not be construed to relieve a political  
27 subdivision from adjustments to property tax levies as  
28 required by section 137.073;

29 (3) For the purposes of subdivision (1) of this  
30 subsection, "real property assessment growth" shall mean the  
31 growth in revenue from increases in the total assessed  
32 valuation of all real property in a political subdivision  
33 over the revenue generated from the assessed valuation of  
34 such real property from the previous calendar year. Real  
35 property assessment growth shall not include any revenue in  
36 excess of the percent increase in the consumer price index,  
37 as described in subsection 2 of section 137.073;

38 (4) Notwithstanding the provisions of subdivisions (1)  
39 to (3) of this subsection to the contrary, for the purposes  
40 of the tax levied pursuant to Article III, Section 38(b) of  
41 the Missouri Constitution, all personal property shall be  
42 assessed at thirty-three and one-third percent of its true  
43 value in money as of January first of each calendar year;

44 (5) Subject to appropriations, a political subdivision  
45 that receives total real and personal property tax revenues  
46 below the allowable amount for such political subdivision in  
47 such calendar year due to the provisions of subdivisions (1)  
48 to (4) of this subsection shall receive reimbursement from

the state in an amount equal to the amount that such revenues are below the total allowable amount of property tax revenues for such political subdivision in such calendar year.

2. The assessor shall annually assess all real property, including any new construction and improvements to real property, and possessory interests in real property at the percent of its true value in money set in subsection [5] 6 of this section. The true value in money of any possessory interest in real property in subclass (3), where such real property is on or lies within the ultimate airport boundary as shown by a federal airport layout plan, as defined by 14 CFR 151.5, of a commercial airport having a FAR Part 139 certification and owned by a political subdivision, shall be the otherwise applicable true value in money of any such possessory interest in real property, less the total dollar amount of costs paid by a party, other than the political subdivision, towards any new construction or improvements on such real property completed after January 1, 2008, and which are included in the above-mentioned possessory interest, regardless of the year in which such costs were incurred or whether such costs were considered in any prior year. The assessor shall annually assess all real property in the following manner: new assessed values shall be determined as of January first of each odd-numbered year and shall be entered in the assessor's books; those same assessed values shall apply in the following even-numbered year, except for new construction and property improvements which shall be valued as though they had been completed as of January first of the preceding odd-numbered year. The assessor may call at the office, place of doing business, or residence of each person required by this chapter to list

81 property, and require the person to make a correct statement  
82 of all taxable tangible personal property owned by the  
83 person or under his or her care, charge or management,  
84 taxable in the county. On or before January first of each  
85 even-numbered year, the assessor shall prepare and submit a  
86 two-year assessment maintenance plan to the county governing  
87 body and the state tax commission for their respective  
88 approval or modification. The county governing body shall  
89 approve and forward such plan or its alternative to the plan  
90 to the state tax commission by February first. If the  
91 county governing body fails to forward the plan or its  
92 alternative to the plan to the state tax commission by  
93 February first, the assessor's plan shall be considered  
94 approved by the county governing body. If the state tax  
95 commission fails to approve a plan and if the state tax  
96 commission and the assessor and the governing body of the  
97 county involved are unable to resolve the differences, in  
98 order to receive state cost-share funds outlined in section  
99 137.750, the county or the assessor shall petition the  
100 administrative hearing commission, by May first, to decide  
101 all matters in dispute regarding the assessment maintenance  
102 plan. Upon agreement of the parties, the matter may be  
103 stayed while the parties proceed with mediation or  
104 arbitration upon terms agreed to by the parties. The final  
105 decision of the administrative hearing commission shall be  
106 subject to judicial review in the circuit court of the  
107 county involved. In the event a valuation of subclass (1)  
108 real property within any county with a charter form of  
109 government, or within a city not within a county, is made by  
110 a computer, computer-assisted method or a computer program,  
111 the burden of proof, supported by clear, convincing and  
112 cogent evidence to sustain such valuation, shall be on the

assessor at any hearing or appeal. In any such county, unless the assessor proves otherwise, there shall be a presumption that the assessment was made by a computer, computer-assisted method or a computer program. Such evidence shall include, but shall not be limited to, the following:

(1) The findings of the assessor based on an appraisal of the property by generally accepted appraisal techniques; and

(2) The purchase prices from sales of at least three comparable properties and the address or location thereof. As used in this subdivision, the word "comparable" means that:

(a) Such sale was closed at a date relevant to the property valuation; and

(b) Such properties are not more than one mile from the site of the disputed property, except where no similar properties exist within one mile of the disputed property, the nearest comparable property shall be used. Such property shall be within five hundred square feet in size of the disputed property, and resemble the disputed property in age, floor plan, number of rooms, and other relevant characteristics.

**[2.] 3.** Assessors in each county of this state and the City of St. Louis may send personal property assessment forms through the mail.

**[3.] 4.** The following items of personal property shall each constitute separate subclasses of tangible personal property and shall be assessed and valued for the purposes of taxation at the following percentages of their true value in money:

(1) Grain and other agricultural crops in an unmanufactured condition, one-half of one percent;

(2) Livestock, twelve percent;

(3) Farm machinery, twelve percent;

(4) Motor vehicles which are eligible for registration as and are registered as historic motor vehicles pursuant to section 301.131 and aircraft which are at least twenty-five years old and which are used solely for noncommercial purposes and are operated less than two hundred hours per year or aircraft that are home built from a kit, five percent;

(5) Poultry, twelve percent; [and]

(6) Tools and equipment used for pollution control and tools and equipment used in retooling for the purpose of introducing new product lines or used for making improvements to existing products by any company which is located in a state enterprise zone and which is identified by any standard industrial classification number cited in subdivision (7) of section 135.200, twenty-five percent; and

**(7) Solar panels, racking systems, inverters, and related solar equipment, components, materials, and supplies installed in connection with solar photovoltaic energy systems, as described in subdivision (46) of subsection 2 of section 144.030, that were constructed and producing solar energy prior to August 9, 2022, five percent.**

[4.] 5. The person listing the property shall enter a true and correct statement of the property, in a printed blank prepared for that purpose. The statement, after being filled out, shall be signed and either affirmed or sworn to as provided in section 137.155. The list shall then be delivered to the assessor.



175           [5.] 6. (1) All subclasses of real property, as such  
176 subclasses are established in Section 4(b) of Article X of  
177 the Missouri Constitution and defined in section 137.016,  
178 shall be assessed at the following percentages of true value:

179           (a) For real property in subclass (1), nineteen  
180 percent;

181           (b) For real property in subclass (2), twelve percent;  
182 and

183           (c) For real property in subclass (3), thirty-two  
184 percent.

185           (2) A taxpayer may apply to the county assessor, or,  
186 if not located within a county, then the assessor of such  
187 city, for the reclassification of such taxpayer's real  
188 property if the use or purpose of such real property is  
189 changed after such property is assessed under the provisions  
190 of this chapter. If the assessor determines that such  
191 property shall be reclassified, he or she shall determine  
192 the assessment under this subsection based on the percentage  
193 of the tax year that such property was classified in each  
194 subclassification.

195           [6.] 7. Manufactured homes, as defined in section  
196 700.010, which are actually used as dwelling units shall be  
197 assessed at the same percentage of true value as residential  
198 real property for the purpose of taxation. The percentage  
199 of assessment of true value for such manufactured homes  
200 shall be the same as for residential real property. If the  
201 county collector cannot identify or find the manufactured  
202 home when attempting to attach the manufactured home for  
203 payment of taxes owed by the manufactured home owner, the  
204 county collector may request the county commission to have  
205 the manufactured home removed from the tax books, and such  
206 request shall be granted within thirty days after the

request is made; however, the removal from the tax books does not remove the tax lien on the manufactured home if it is later identified or found. For purposes of this section, a manufactured home located in a manufactured home rental park, rental community or on real estate not owned by the manufactured home owner shall be considered personal property. For purposes of this section, a manufactured home located on real estate owned by the manufactured home owner may be considered real property.

[7.] 8. Each manufactured home assessed shall be considered a parcel for the purpose of reimbursement pursuant to section 137.750, unless the manufactured home is deemed to be real estate as defined in subsection 7 of section 442.015 and assessed as a realty improvement to the existing real estate parcel.

[8.] 9. Any amount of tax due and owing based on the assessment of a manufactured home shall be included on the personal property tax statement of the manufactured home owner unless the manufactured home is deemed to be real estate as defined in subsection 7 of section 442.015, in which case the amount of tax due and owing on the assessment of the manufactured home as a realty improvement to the existing real estate parcel shall be included on the real property tax statement of the real estate owner.

[9.] 10. (1) The assessor of each county and each city not within a county shall use [the trade-in value published in the October issue of] **a nationally recognized automotive trade publication such as** the National Automobile Dealers' Association Official Used Car Guide, [or its successor publication,] **Kelley Blue Book, Edmunds, or other similar publication** as the recommended guide of information for determining the true value of motor vehicles described

in such publication. **The state tax commission shall select and make available to all assessors which publication shall be used. The assessor of each county and each city not within a county shall use the trade-in value published in the current October issue of the publication selected by the state tax commission.** The assessor shall not use a value that is greater than the average trade-in value in determining the true value of the motor vehicle without performing a physical inspection of the motor vehicle. For vehicles two years old or newer from a vehicle's model year, the assessor may use a value other than average without performing a physical inspection of the motor vehicle. In the absence of a listing for a particular motor vehicle in such publication, the assessor shall use such information or publications **[which] that,** in the assessor's judgment will fairly estimate the true value in money of the motor vehicle. **For motor vehicles with a true value of less than fifty thousand dollars as of January 1, 2025, the assessor shall not assess such motor vehicle for an amount greater than such motor vehicle was assessed in the previous year, provided that such motor vehicle was properly assessed in the previous year.**

**(2) The amendments to this subsection shall become effective January 1, 2026.**

**[10.] 11.** Before the assessor may increase the assessed valuation of any parcel of subclass (1) real property by more than fifteen percent since the last assessment, excluding increases due to new construction or improvements, the assessor shall conduct a physical inspection of such property.

**[11.] 12.** If a physical inspection is required, pursuant to subsection **[10] 11** of this section, the assessor

shall notify the property owner of that fact in writing and shall provide the owner clear written notice of the owner's rights relating to the physical inspection. If a physical inspection is required, the property owner may request that an interior inspection be performed during the physical inspection. The owner shall have no less than thirty days to notify the assessor of a request for an interior physical inspection.

**[12.] 13.** A physical inspection, as required by subsection **[10] 11** of this section, shall include, but not be limited to, an on-site personal observation and review of all exterior portions of the land and any buildings and improvements to which the inspector has or may reasonably and lawfully gain external access, and shall include an observation and review of the interior of any buildings or improvements on the property upon the timely request of the owner pursuant to subsection 11 of this section. Mere observation of the property via a drive-by inspection or the like shall not be considered sufficient to constitute a physical inspection as required by this section.

**[13.] 14.** A county or city collector may accept credit cards as proper form of payment of outstanding property tax or license due. No county or city collector may charge surcharge for payment by credit card which exceeds the fee or surcharge charged by the credit card bank, processor, or issuer for its service. A county or city collector may accept payment by electronic transfers of funds in payment of any tax or license and charge the person making such payment a fee equal to the fee charged the county by the bank, processor, or issuer of such electronic payment.

**[14.] 15.** Any county or city not within a county in this state may, by an affirmative vote of the governing body

303 of such county, opt out of the provisions of this section  
304 and sections 137.073, 138.060, and 138.100 as enacted by  
305 house bill no. 1150 of the ninety-first general assembly,  
306 second regular session and section 137.073 as modified by  
307 house committee substitute for senate substitute for senate  
308 committee substitute for senate bill no. 960, ninety-second  
309 general assembly, second regular session, for the next year  
310 of the general reassessment, prior to January first of any  
311 year. No county or city not within a county shall exercise  
312 this opt-out provision after implementing the provisions of  
313 this section and sections 137.073, 138.060, and 138.100 as  
314 enacted by house bill no. 1150 of the ninety-first general  
315 assembly, second regular session and section 137.073 as  
316 modified by house committee substitute for senate substitute  
317 for senate committee substitute for senate bill no. 960,  
318 ninety-second general assembly, second regular session, in a  
319 year of general reassessment. For the purposes of applying  
320 the provisions of this subsection, a political subdivision  
321 contained within two or more counties where at least one of  
322 such counties has opted out and at least one of such  
323 counties has not opted out shall calculate a single tax rate  
324 as in effect prior to the enactment of house bill no. 1150  
325 of the ninety-first general assembly, second regular  
326 session. A governing body of a city not within a county or  
327 a county that has opted out under the provisions of this  
328 subsection may choose to implement the provisions of this  
329 section and sections 137.073, 138.060, and 138.100 as  
330 enacted by house bill no. 1150 of the ninety-first general  
331 assembly, second regular session, and section 137.073 as  
332 modified by house committee substitute for senate substitute  
333 for senate committee substitute for senate bill no. 960,  
334 ninety-second general assembly, second regular session, for

the next year of general reassessment, by an affirmative vote of the governing body prior to December thirty-first of any year.

[15.] 16. The governing body of any city of the third classification with more than twenty-six thousand three hundred but fewer than twenty-six thousand seven hundred inhabitants located in any county that has exercised its authority to opt out under subsection [14] 15 of this section may levy separate and differing tax rates for real and personal property only if such city bills and collects its own property taxes or satisfies the entire cost of the billing and collection of such separate and differing tax rates. Such separate and differing rates shall not exceed such city's tax rate ceiling.

[16.] 17. Any portion of real property that is available as reserve for strip, surface, or coal mining for minerals for purposes of excavation for future use or sale to others that has not been bonded and permitted under chapter 444 shall be assessed based upon how the real property is currently being used. Any information provided to a county assessor, state tax commission, state agency, or political subdivision responsible for the administration of tax policies shall, in the performance of its duties, make available all books, records, and information requested, except such books, records, and information as are by law declared confidential in nature, including individually identifiable information regarding a specific taxpayer or taxpayer's mine property. For purposes of this subsection, "mine property" shall mean all real property that is in use or readily available as a reserve for strip, surface, or coal mining for minerals for purposes of excavation for

366 current or future use or sale to others that has been bonded  
367 and permitted under chapter 444.

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